



## **BOARD OF ADJUSTMENT AGENDA**

**Laureate Center – Section B  
401 Laureate Way  
Kannapolis, N.C.**

**Tuesday, January 19, 2016 at 6:00 PM**

- 1. Call to Order**
- 2. Roll Call and Recognition of Quorum**
- 3. Approval of Agenda**
- 4. Approval/Correction of Minutes – December 1, 2015**
- 5. Public Hearing**

**Kannapolis Parkway Roger Townhomes – Conditional Use Permit (BOA-2015-17)**

Public Hearing to consider a request for a Conditional Use Permit (CUP). The applicant, Robert Nixon, is requesting a CUP to allow for the development of single-family attached homes and single-family attached townhomes on two (2) parcels along Kannapolis Parkway and in conjunction with a larger proposed development. The first property is located at 3773 Kannapolis Parkway and is more specifically identified as Cabarrus County PIN #5602-28-4977 and zoned O-I-CZ (Office-Institutional – Conditional Zoning). The second property does not have an assigned address and is identified as Cabarrus County PIN #5602-19-3677 and zoned C-2-CZ (General Commercial – Conditional Zoning).

**Raffaldt – Certificate of Nonconformity Adjustment (BOA-2015-16)**

Public Hearing to consider a request for a Certificate of Nonconformity Adjustment (CONA). The applicant, Richard Raffaldt, is requesting a CONA which would permit his landscaping business to remain on site. The property under consideration for this CONA is located at 817 Fisher Street and the adjacent lot and is more specifically identified as Cabarrus County PIN #5612-33-2551 and #5612-33-1437. The property is zoned RM-2 - Residential Medium Density

- 6. Orders to be Approved**

**Food Lion – Certificate of Nonconformity Adjustment (BOA-2015-15)**

This Order is for approval of a Certificate of Nonconformity Adjustment (CONA). The CONA will allow for a wall mounted sign measuring 206 square feet, where a maximum of 120 square feet is allowed. The property is located at 358 Oak Avenue Mall Drive and is further identified as Cabarrus County PIN # 5613-59-3915. The property is zoned CC – Center City District.

- 7. Other Business**
- 8. Adjourn**